



JOINT ANTELOPE VALLEY AUTHORITY

Board Meeting

July 8, 2004

Meeting Began at: 10:30 a.m.

Meeting Ended at: 11:02 a.m.

Members Present: Glenn Johnson, John Marker, Allan Abbott

Others Present: Amy Cornelius-Jones, Joel Pedersen, Margaret Remmenga, Roger Figard, Wayne, Clark DeVries, Duane Eitel, Jane Jordan, Delores Lintel, Jim Christo, Beth Thacker, Jim Cook, Paul Zillig, Kent Seacrest

Order No. 01-04 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:30 a.m.

Order No. 02-04 - Minutes of Previous Meeting

Abbott moved to approve the minutes of the June 10, 2004

Board meeting. Marker seconded.

AYE: Johnson, Marker, Abbott

NAY

Order No. 03-04 - Clarification of Determining Property needed for Project as related to 21st & N St.

Joel Pedersen gave an update regarding acquisition of the property commonly known as Williamson's at 21st and N Streets. Pedersen had previously addressed the Board on a conceptual divide developing in the negotiations and the community revitalization opportunities at 21st Street. Pedersen illustrated the discussion with a map. The clarification has to do with a complication in the operation area and having to consider severance damages. The negotiation process has reached an amicable settlement with the project essentially acquiring everything east of 21st Street in the project area. The NRD Board, who is handling the primary finances for Channel portion of the project, is being requested to hold title to that property separately for financing reasons. This is a condition of the acquisition that is related to the triangle of property which is outside the construction limits. Pedersen's recommendation is that following closing that the JAVA Board prepare and execute the transfer documents for this request to the NRD. Pedersen is requesting a motion from this Board to satisfy the financing requirements.

Pedersen showed a page from the Draft Redevelopment Plan that illustrates a conceptual community revitalization opportunity with an 'O' Street frontage. The City has proposed an option under the Urban Development Department for an 18 month period. The hope is that during that time there will be public steps to adopt the plan so that redevelopment opportunities can move towards leveraging the private investment in this area.

Abbott motioned to approve the transfer of title from JAVA to the Natural Resource District for the properties outside the construction limits east of 21st Street, authorizing the JAVA Chair to execute the necessary documents. Marker seconded.

AYE: Johnson, Marker, Abbott

NAY

Order No. 04-04 - Resolution authorizing the JAVA Chair to sign agreement with BNSF Railroad

Joel Pedersen requested deferment until the next board meeting, August 12.

Order No. 05-04 - Update on Redevelopment Plan

Kent Seacrest from the Antelope Valley Design Team gave an update on the Draft Redevelopment Plan. Seacrest reported that the Draft is ready for printing and distributing within the next couple of weeks. The plan is to give a formal presentation at the August JAVA Board meeting. The review process includes, public review, the three Mayor's committees, the Downtown Lincoln Association and a formal presentation to the JAVA's Citizen's Committee. Once all the various reviews are completed and the JAVA Board has been given the presentation, the Draft will move forward to the Planning Department, Planning Commission and finally the City Council for adoption, respectively.

Determining zoning is another aspect to the Redevelopment Plan. The Citizen's Committee will have a significant part of this process. The Zoning package will come in two parts; one will be the East Downtown Commercial area and the second will be the neighborhood area. Private property design standards will be in the Zoning package.

Order No. 06-04 - Staff Reports

Wayne Teten presented an update on the various projects.

The implementation of erosion control measures on projects are making progress.

Military - Traffic should be able to go onto the new bridge by the end of July 2004.

Y Street - Work on the bridge and paving on N 17th Street is taking place.

Vine Street - Rain has delayed the paving. North of Vine on 27th Street has had the pavement removed.

Big T - Advertising should be at the end of July and Bids open on August 19th.

This might be delayed without the Railroad agreement.

Negotiations with the Design Team is being worked on for the next Amendment.

Negotiations for Construction Management is also being worked on for next year.

In September 2004, three Citizen's Committee members will be up for re-appointment. Delores Lintel, Robert Campbell, and Jim Christo's 3-year term will be expiring in September.

University of Nebraska-Lincoln has asked to vacate 21st Street, north of Vine Street. UNL needs to petition the City as well as the adjoining property owners, which happens to be JAVA.. The question is, does JAVA want to buy to the center of the street? Teten's recommendation is that although JAVA is not against the vacation, there is not any desire to purchase. There is, however, a need to use the area for staging in the construction area. Teten requested input from the Board.

Abbott moved to joining the petition for vacating 21st Street and the alley, north of Vine Street, reserving to JAVA the use of that area for staging for construction. Marker seconded.

AYE: Johnson, Marker, Abbott

NAY

Margaret Remmenga handed out the proposed JAVA Operating Budget 2004-05 (attached). Remmenga requested that the Board take action on the proposed Operating Budget that would become effective September 1, 2004.

Abbott moved to adopt the proposed JAVA Operating Budget for 2004-05. Marker seconded

AYE: Johnson, Marker, Abbott

NAY

Marker moved to adopt the proposed Capital Budget for FY 2005, contingent upon approval by the City and NRD. Abbott seconded.

AYE: Johnson, Marker, Abbott

NAY

Order No. 07-04 - Citizen's Committee reports.

No Reports given

Order No. 08-04 - Non-Agenda items.

None.

Meeting adjourned at 11:02 a.m.